

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – June 9, 2010
Fresno City Hall, Room 2165 A - 2nd Floor
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by Chair Cox at 5:04 p.m.

Commissioners

Present: Rogenia Cox, CHAIR
Armando Rodriguez, VICE-CHAIR
Jeffrey Harrington, Commissioner
Louise Bauer Davoli, Commissioner
Jas Singh, Commissioner

Absent: Izzy Einsidler, Commissioner
Sandy Cha, Commissioner

Staff

Present: Claudia Cázares, Manager
Housing and Community Development
Erica Castaneda, Recording Secretary

Absent: Keith Bergthold, Assistant Director
Planning and Development Department

B. COMMUNICATIONS

None

C. APPROVAL OF MINUTES

Minutes of May 26, 2010 were approved as presented.

D. GENERAL ADMINISTRATION

1. RECOMMEND APPROVAL TO INCREASE THE HOME PROGRAM FUNDING FOR THE PALM VIEW GARDENS AFFORDABLE SENIOR HOUSING PROJECT FROM \$2,000,000 TO A MAXIMUM OF \$3,000,000

Corrina Nunez, Housing and Community Development Division, provided the report to Commissioners. Ms. Nunez provided background information on the project. Commissioner Davoli inquired about the tax credit scoring process. T. Tran, ROEM Development and Claudia Cazares assisted in answering Commissioner's questions. With an increase in HOME Program loan funds ROEM's tie breaker score would increase from 47.85% to 68.50%. Vice-Chair Rodriguez inquired about the term of the HOME loan. The additional HOME funds will be provided in the form of a low interest loan for a 55 year term, with the principal and interest payable in the amount of 50% of annual residual receipts from the project's net operating income.

Motion: Motion was made to recommend approval of item D1 by Commissioner Harrington

Second: Commissioner Singh seconded the motion.

Ayes: Cox, Rodriguez, Harrington, Singh

Noes: Davoli

Abstain: None

2. RECOMMEND APPROVAL OF HOME INVESTMENT PARTNERSHIPS, COMMUNITY HOUSING DEVELOPMENT ORGANIZATION AGREEMENT WITH KING OF KINGS DEVELOPMENT CORPORATION FOR DEVELOPMENT OF THE BRIDGES AT FLORENCE APARTMENTS, A 35-UNIT AFFORDABLE HOUSING COMPLEX FOR SENIORS TO BE LOCATED IN SOUTHWEST FRESNO

Corrina Nunez, Housing and Community Development Division, provided the report to Commissioners. Ms. Nunez provided background information on the project. The agreement will only serve as the City's interest to fund the project, staff will return to Council in Fiscal year 2011 to request approval to fund the project. An allocation of HOME CHDO funds will also be contingent on the developer's re-submittal of all required documents to re-certify them as a CHDO.

Motion: Motion was made to recommend approval of item D2 by Vice Chair Rodriguez
Second: Commissioner Singh seconded the motion.
Ayes: Cox, Rodriguez, Harrington, Davoli, Singh
Noes: None
Abstain: None

3. CONDUCT A PUBLIC HEARING ON THE DRAFT FY 2010-2011 ANNUAL ACTION PLAN AND RECOMMEND THE CITY COUNCIL APPROVE SUBMISSION OF THE REPORT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Crystal Smith, Budget and Management Studies, provided the report to Commissioners. Ms. Smith provided background information on the process of the Annual Action Plan and requested a public hearing to receive comments from the public on the proposed use of the federal entitlements. Due to the economic crisis facing the City of Fresno, the City did not propose funding outside agencies through the Community Development Block Grant Program. The Fair Housing Council which provides required state and federal fair housing services for the City is the only outside agency receiving CDBG funds. The City proposes to utilize CDBG funding within the departments to carry out its mission of meeting the housing and community development needs of low and moderate income persons.

Chair Cox formerly opened the public hearing for the fiscal year 2010-2011 Annual Action Plan. With no public comments the hearing was closed.

Motion: Motion was made to recommend approval of item D3 by Commissioner Davoli
Second: Commissioner Harrington seconded the motion.
Ayes: Cox, Harrington, Davoli, Singh
Noes: None
Abstain: Rodriguez

4. CONSIDER RECOMMENDING THAT THE REDEVELOPMENT AGENCY ADOPT A RESOLUTION APPROVING THE PROPOSED FIVE-YEAR IMPLEMENTATION PLAN FOR THE MERGER NO. 1 PROJECT

Jerry Freeman, Redevelopment Agency, provided the report to Commissioners. Mr. Freeman provided background information on the project and provided a handout with corrections to the Five Year Implementation Plan for Merger No. 1.

Motion: Motion was made to recommend approval of item D4 by Vice Chair Rodriguez
Second: Commissioner Davoli seconded the motion.
Ayes: Cox, Rodriguez, Harrington, Davoli, Singh
Noes: None
Abstain: None

5. CONSIDER RECOMMENDING THE AGENCY BOARD AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AND SALE AGREEMENT FOR THE PROPERTY LOCATED AT 2504-2508 VENTURA STREET (APN 468-192-13) OWNED BY DORIS GARABEDIAN; AND TO TAKE ALL OTHER ACTIONS AS NECESSARY AND CONSISTENT WITH AGENCY BOARD APPROVAL. THE PROPERTY IS LOCATED WITHIN THE CONVENTION CENTER REDEVELOPMENT PROJECT AREA

David Martin, Redevelopment Agency, provided the report to Commissioners. Mr. Martin provided background information on the project. The acquisition of the property will help reduce conditions of blight and help facilitate redevelopment on the Ventura corridor. The appraised value of the property is \$400,000, the agreed upon sales price.

Motion: Motion was made to recommend approval of item D5 by Commissioner Harrington
Second: Commissioner Singh seconded the motion.
Ayes: Cox, Rodriguez, Harrington, Davoli, Singh
Noes: None
Abstain: None

6. RECOMMEND APPROVAL OF AN OWNER AGREEMENT (OPA) BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND JEFFREY ALTIMUS FOR THE REDEVELOPMENT OF A FOUR-PLEX AT 122 NORTH COLLEGE AVENUE IN THE FREEWAY-99 GOLDEN STATE CORRIDOR REDEVELOPMENT PROJECT AREA

John Raymond, Redevelopment Agency, provided the report to Commissioners. Mr. Raymond provided background information on the project. The project is the Agency's first multi-family project in the Lowell neighborhood. Vice- Chair Rodriguez requested clarification regarding the loan terms. The Agency's loan consists of a \$56,000 loan with 2% interest amortized over 20 years.

Motion: Motion was made to recommend approval of item D6 by Vice Chair Rodriguez

Second: Commissioner Davoli seconded the motion.

Ayes: Cox, Rodriguez, Harrington, Davoli, Singh

Noes: None

Abstain: None

7. CONSIDER RECOMMENDING THE AGENCY BOARD AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AND SALE AGREEMENT FOR THE PROPERTY LOCATED AT 723 G STREET (APN 467-073-05) OWNED BY AIDA ROTH, TRUSTEE OF THE HENRY AND AIDA ROTH LIVING TRUST DATED OCTOBER 13, 1997; AND TO TAKE ALL OTHER ACTIONS AS NECESSARY AND CONSISTENT WITH AGENCY BOARD APPROVAL. THE PROPERTY IS LOCATED WITHIN THE CHINATOWN EXPANDED REDEVELOPMENT PROJECT AREA

David Martin, Redevelopment Agency, provided the report to Commissioners. Mr. Martin provided background information on the project. The project will remove blight from the Chinatown area and deliver needed affordable housing units .The Agency received an appraisal in the amount of \$26,250, the agreed upon sales price. In addition, the Agency will benefit from the receipt of 55 year affordability for 67 low income units as part of a larger project development. Vice-Chair Rodriguez inquired about the location of the property. The lot is located north of the Mono and G Street intersection within the Chinatown Redevelopment Project Area.

Motion: Motion was made to recommend approval of item D7 by Commissioner Davoli

Second: Vice Chair Rodriguez seconded the motion.

Ayes: Cox, Rodriguez, Harrington, Davoli, Singh

Noes: None

Abstain: None

E. INFORMATIONAL REPORTS

None

F. COMMISSIONERS' ITEMS

None

G. UNSCHEDULED ORAL COMMUNICATIONS

A special HCDC meeting is scheduled for Thursday, June 17, 2010.

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: June 23, 2010.

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 6:13 p.m.

Attest: Rogenia Cox, Chair

Attest: Claudia Cázares, Manager
Housing and Community Development

